

E 170735 B 428 P 1181

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Filed By: JM

SHAUN ROSE, Recorder

MORGAN COUNTY

For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

WHEN RECORDED MAIL TO:

Carley Herrick
Wasatch Peaks Ranch
36 South State Street, Suite 500
Salt Lake City, Utah 84111

SEVENTH SUPPLEMENTAL DECLARATION TO MASTER DECLARATION FOR WASATCH PEAKS RANCH

In Reference to Tax ID Number(s):

Parcel Nos.: 00-0095-0001; 00-0095-0002; 00-0095-0003; 00-0095-0004; 00-0095-0005; 00-0095-0006; 00-0095-0007; 00-0095-0008; 00-0095-0009; 00-0095-0010; 00-0095-0011; 00-0095-0012; 00-0095-0013; 00-0095-0014; 00-0095-0015; 00-0095-0016; 00-0095-0017; 00-0095-0018; 00-0095-0019; 00-0095-0020; 00-0095-0021; 00-0095-0022; 00-0095-0023; 00-0095-0024; 00-0095-0025; 00-0095-0026; 00-0095-0027; 00-0095-0028; 00-0095-0029; 00-0095-0030; 00-0095-0031; 00-0095-0032; 00-0095-0033; 00-0095-0034; 00-0095-0035; 00-0095-0036; 00-0095-0037; 00-0095-0038; 00-0095-0039; 00-0095-0040; 00-0095-0041; 00-0095-0042; 00-0095-0043

WHEN RECORDED, RETURN TO:

Carley Herrick
Wasatch Peaks Ranch
36 South State Street, Suite 500
Salt Lake City, UT 84111

**SEVENTH SUPPLEMENTAL DECLARATION TO
MASTER DECLARATION FOR WASATCH PEAKS RANCH**

This SEVENTH SUPPLEMENTAL DECLARATION TO MASTER DECLARATION FOR WASATCH PEAKS RANCH ("**Supplement**") is made this 5th day of January 2026, by WASATCH PEAKS RANCH, LLC, a Delaware limited liability company ("**WPR**").

RECITALS:

A. WPR is "Declarant" under the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Wasatch Peaks Ranch recorded in the official records of the Morgan County Recorder's Office, Morgan County, Utah ("**Official Records**") on May 3, 2022, as Entry No. 160853, in Book 391, Page 402, that certain First Supplemental Declaration for Wasatch Peaks Ranch recorded in the Official Records on May 1, 2023, as Entry No. 163348, in Book 399, Page 1242, that certain Second Supplemental Declaration and First Amendment to Master Declaration for Wasatch Peaks Ranch recorded in the Official Records on May 1, 2023, as Entry No. 163355, in Book 399, Page 1288, that certain Third Supplemental Declaration and Second Amendment to Master Declaration for Wasatch Peaks Ranch recorded in the Official Records on November 8, 2023, as Entry No. 164605, in Book 404, Page 853, that certain Fourth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded in the Official Recorded on February 16, 2024, as Entry No. 165236, in Book 407, Page 15, that certain Fifth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded on May 15, 2024, as Entry No. 165881, in Book 409, Page 1378, that certain Third Amendment to Master Declaration for Wasatch Peaks Ranch recorded September 6, 2024, as Entry No. 166761, in Book 413, at Page 715, and that certain Sixth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded April 18, 2025 as Entry No. 168442 in Book 419 at Page 1388, as may further be supplemented, amended, and otherwise revised from time to time as the same may be supplemented, amended, and otherwise revised from time to time (together, the "**Declaration**"), and is "Owner" and "Declarant" as such terms may be used and defined in that certain Final Plat Wasatch Peaks Ranch Plat 1 dated April 13, 2022, and recorded in the Official Records on May 3, 2022, as Entry No. 160852, in Book 391, Page 382, and is "WPR" and "Declarant" as such terms may be used and defined in that certain Final Plat Wasatch Peaks Ranch Plat 1, First Amendment, dated April 10, 2023, and recorded in the Official Records on May 1, 2023 as Entry No. 163347, in Book 399, Page 1237, in Final Plat Wasatch Peaks Ranch

Plat 2A dated April 19, 2023, and recorded in the Official Records on May 1, 2023, as Entry No. 163354, in Book 399, Page 1278, in Wasatch Peaks Ranch Plat 3A dated September 25, 2023, and recorded in the Official Records on November 8, 2023, as Entry No. 164599, in Book 404, Page 811, in Wasatch Peaks Ranch North Village Condominium, Plat A, dated and recorded in the Official Records on February 16, 2024, as Entry No. 165235, in Book 407, Page 4, in Wasatch Peaks Ranch Plat 5 dated April 15, 2024, and recorded in the Official Records May, 15, 2024, as Entry No. 165876, in Book 409, Page 1359, and in Wasatch Peaks Ranch Plat 3C dated March 11, 2025, and recorded in the Official Records on April, 15, 2025, as Entry No. 168416, in Book 419, Page 1282.

B. Contemporaneously with or soon after recording this Supplement in the Official Records, WPR is also recording Wasatch Peaks Ranch Plat 6A ("**Plat 6A**").

C. Plat 6A creates a new subdivision of that portion of the Property depicted in Plat 6A and being more specifically described in Exhibit A, attached hereto and incorporated herein by reference ("**Plat 6A Property**").

D. WPR holds both legal and equitable title to the Plat 6A Property.

E. Section 2.6 of the Declaration provides that WPR may cause additional land to be subjected to the Declaration by recording a supplemental declaration and a plat identifying such additional land and expressly subjecting it to the Declaration.

F. Section 1.7(a) of the Declaration provides that so long as there is a Class B Member, Declarant may unilaterally amend the Declaration for any purpose, so long as such amendment does not materially adversely affect title to any property. If the amendment materially adversely affects an existing Owner, such Owner must consent in writing.

G. WPR currently holds all Undeveloped RDUs and has not otherwise transferred or assigned any of Declarant's rights under the Declaration; therefore, pursuant to Section 3.12(a) of the Declaration, WPR as Declarant, is the Class B Member of the Association.

H. In accordance with and pursuant to the terms and provisions of the Declaration, WPR is authorized to amend the Declaration with consent of the undersigned Owners.

I. WPR now exercises its discretion to execute and record this Supplement to: (1) subject the Plat 6A Property to the Declaration with the intent that all Owners of any portion of the Plat 6A Property shall at all times enjoy the benefits of and shall hold their interest subject to the Declaration and all additional Governing Documents as such are defined in the Declaration and in Utah Code Ann. §57-8a- 102 as the same may be amended from time to time; and (2) amend and restate Sections 1.45, 1.53, 3.4, and 3.5 of the Declaration as further detailed herein.

NOW THEREFORE, WPR does hereby declare and provide as follows:

1. **Recitals.** The foregoing recitals are incorporated as though fully set forth herein.
2. **Defined Terms.** Capitalized terms used and not defined herein have the meanings set forth in the Declaration.
3. **Additional Land.** The Plat 6A Property is hereby made a part of Wasatch Peaks Ranch and is fully subjected to all the covenants, conditions, restrictions, reservations of easements, and other terms and provisions of the Declaration, as the same may be amended from time to time.
4. **Governing Documents.** In addition to the Declaration, and in accordance with the terms thereof, the Plat 6A Property is subject to all terms and provisions of the Governing Documents.
5. **Consistency.** Except as set forth in this Supplement, the Declaration remains unchanged, continues in full force and effect, and is hereby ratified and confirmed. In the event of any conflict between the Declaration and this Supplement, the terms of this Supplement control.
6. **Binding Effect.** The Plat 6A Property shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved in accordance with the provisions of the Declaration, the Governing Documents, and this Supplement (as the same may be amended, restated, and supplemented from time to time), which easements, covenants, restrictions, and charges shall be appurtenant to and run with the land and shall be binding upon all persons and entities having or acquiring any right, title or interest in the Additional Land or any part thereof and shall inure to the benefit of each owner thereof.

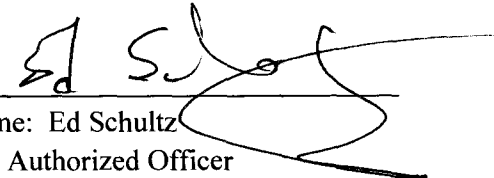
[Signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Supplement as of the date and year first written above.

WPR:

WASATCH PEAKS RANCH, LLC, a Delaware limited liability company

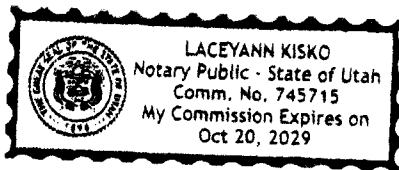
By: Wasatch Peaks Ranch Management, LLC, its Manager

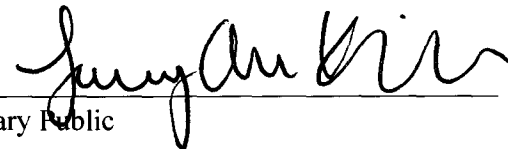
By: 
Name: Ed Schultz
Its: Authorized Officer

STATE OF UTAH)
) ss.

County of MORGAN)

This instrument was acknowledged before me on January 5, 2026, by Ed Schultz, as Authorized Officer of Wasatch Peaks Ranch Management, LLC, manager of Wasatch Peaks Ranch, LLC.




Notary Public

My Commission Expires: OCT 20, 2029

EXHIBIT A**WASATCH PEAKS RANCH PLAT 6A PROPERTY**

A PARCEL OF LAND LYING AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 1 EAST AND THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING EAST LINE OF PEAKS VIEW DRIVE AND THE NORTH LINE OF WASATCH PEAKS RANCH PLAT 5, RECORDED MAY 15, 2024 AS ENTRY NO. 165876 IN BOOK 409 ON PAGES 1359-1370 IN THE MORGAN COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING SOUTH 00°27'24" WEST 2189.29 FEET AND WEST 3497.15 FEET FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (1952 BLM BRASS CAP MONUMENT) AND RUNNING THENCE, ALONG SAID NORTH LINE OF WASATCH PEAKS RANCH PLAT 5 THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 84°48'12" WEST 50.00 FEET, 2) NORTH 80°18'00" WEST 437.48 FEET, 3) SOUTH 26°56'09" WEST 70.06 FEET, 4) SOUTH 67°49'41" WEST 159.20 FEET, 5) SOUTH 62°32'50" WEST 163.95 FEET; THENCE NORTH 54°52'00" WEST 233.81 FEET; THENCE NORTH 28°55'19" EAST 79.42 FEET; THENCE NORTH 15°07'14" EAST 129.36 FEET; THENCE NORTH 04°10'06" EAST 119.44 FEET; THENCE NORTH 05°57'48" WEST 74.91 FEET; THENCE NORTH 09°56'43" WEST 69.32 FEET; THENCE NORTH 13°10'12" WEST 215.21 FEET; THENCE NORTH 20°25'43" WEST 119.18 FEET; THENCE NORTH 07°49'34" WEST 119.24 FEET; THENCE NORTH 00°15'57" WEST 49.16 FEET; THENCE NORTH 09°55'05" EAST 58.44 FEET; THENCE NORTH 48°30'32" EAST 32.36 FEET; THENCE NORTH 40°06'40" WEST 60.47 FEET; THENCE NORTHWESTERLY 172.61 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°49'15", CHORD BEARS NORTH 29°42'03" WEST 171.66 FEET; THENCE NORTHWESTERLY 32.13 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 92°02'49", CHORD BEARS NORTH 65°18'49" WEST 28.78 FEET; THENCE SOUTH 68°39'46" WEST 86.58 FEET; THENCE SOUTHWESTERLY 104.25 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47°47'10", CHORD BEARS SOUTH 44°46'11" WEST 101.26 FEET; THENCE NORTH 69°07'23" WEST 50.00 FEET; THENCE NORTH 66°10'48" WEST 343.06 FEET; THENCE NORTH 36°48'14" WEST 365.71 FEET; THENCE NORTH 87°38'22" WEST 300.00 FEET; THENCE NORTH 03°15'46" EAST 674.18 FEET; THENCE NORTH 23°00'54" WEST 169.82 FEET; THENCE NORTH 28°00'01" EAST 515.28 FEET; THENCE NORTH 28°47'41" EAST 781.31 FEET; THENCE SOUTH 58°50'08" EAST 409.29 FEET; THENCE SOUTH 66°42'03" EAST 202.52 FEET; THENCE SOUTH 06°20'46" WEST 156.43 FEET; THENCE EASTERLY 300.14 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°45'23", CHORD BEARS SOUTH 72°18'34" EAST 296.07 FEET; THENCE SOUTH 55°55'53" EAST 195.40 FEET; THENCE EASTERLY 74.26 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°43'45", CHORD BEARS SOUTH 84°17'45" EAST 71.26 FEET; THENCE NORTHERLY 33.44 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THROUGH A CENTRAL

ANGLE OF 95°47'56", CHORD BEARS NORTH 19°26'24" EAST 29.68 FEET; THENCE NORTH 29°20'31" WEST 21.25 FEET; THENCE NORTH 59°46'33" EAST 50.00 FEET; THENCE SOUTHERLY 374.32 FEET ALONG THE ARC OF A 740.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°58'58", CHORD BEARS SOUTH 15°43'58" EAST 370.35 FEET; THENCE SOUTH 01°14'29" EAST 485.33 FEET; THENCE SOUTHERLY 196.35 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45°00'03", CHORD BEARS SOUTH 23°44'30" EAST 191.34 FEET; THENCE SOUTH 46°14'32" EAST 65.24 FEET; THENCE SOUTHERLY 89.75 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°52'25", CHORD BEARS SOUTH 38°18'19" EAST 89.75 FEET; THENCE EASTERLY 28.80 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°30'19", CHORD BEARS SOUTH 71°37'17" EAST 26.38 FEET; THENCE SOUTH 22°52'26" EAST 50.00 FEET; THENCE SOUTHERLY 28.80 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°30'19", CHORD BEARS SOUTH 25°52'24" WEST 26.38 FEET; THENCE 56.97 FEET ALONG THE ARC OF A 325.00 FOOT REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°02'35", CHORD BEARS SOUTH 10°21'28" EAST 56.89 FEET; THENCE SOUTH 05°20'10" EAST 52.07 FEET; THENCE SOUTHERLY 64.05 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°59'26", CHORD BEARS SOUTH 01°50'27" EAST 64.01 FEET; THENCE SOUTH 01°39'16" WEST 52.96 FEET; THENCE SOUTHERLY 89.11 FEET ALONG THE ARC OF A 425.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°00'50", CHORD BEARS SOUTH 04°21'09" EAST 88.95 FEET; THENCE SOUTH 10°21'34" EAST 114.97 FEET; THENCE SOUTHERLY 124.58 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°02'03", CHORD BEARS SOUTH 19°52'35" EAST 124.01 FEET; THENCE SOUTH 29°23'37" EAST 62.98 FEET; THENCE SOUTHERLY 116.25 FEET ALONG THE ARC OF A 425.0 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°40'18", CHORD BEARS SOUTH 21°33'27" EAST 115.89 FEET; THENCE SOUTH 13°43'18" EAST 81.71 FEET; THENCE SOUTHERLY 86.73 FEET ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°05'47", CHORD BEARS SOUTH 16°16'12" EAST 86.70 FEET; THENCE SOUTH 18°49'06" EAST 153.67 FEET; THENCE SOUTHERLY 67.25 FEET ALONG THE ARC OF A 575.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°42'05", CHORD BEARS SOUTH 22°10'08" EAST 67.21 FEET; THENCE SOUTH 25°31'10" EAST 129.15 FEET; THENCE SOUTHERLY 260.04 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 54°10'42", CHORD BEARS SOUTH 01°34'11" WEST 250.46 FEET; THENCE SOUTH 28°39'32" WEST 195.45 FEET; THENCE SOUTHERLY 162.49 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 33°51'20", CHORD BEARS SOUTH 11°43'52" WEST 160.14 FEET.

Parcel Nos.: 00-0095-0001; 00-0095-0002; 00-0095-0003; 00-0095-0004; 00-0095-0005; 00-0095-0006; 00-0095-0007; 00-0095-0008; 00-0095-0009; 00-0095-0010; 00-0095-0011; 00-0095-0012; 00-0095-0013; 00-0095-0014; 00-0095-0015; 00-0095-0016; 00-0095-0017; 00-0095-0018; 00-0095-0019; 00-0095-0020; 00-0095-0021; 00-0095-0022; 00-0095-0023; 00-0095-0024; 00-0095-0025; 00-0095-0026; 00-0095-0027; 00-0095-0028; 00-0095-0029; 00-0095-0030; 00-0095-0031; 00-0095-

0032; 00-0095-0033; 00-0095-0034; 00-0095-0035; 00-0095-0036; 00-0095-0037; 00-0095-0038;
00-0095-0039; 00-0095-0040; 00-0095-0041; 00-0095-0042; 00-0095-0043